

SWALLOWS CREEK
SAN JUAN CAPISTRANO, CA

DELIVERING 2023



15.32-ACRE SITE ±14,000, ±20,000 AND ±100,000 SF BUILDINGS
WAREHOUSE / DISTRIBUTION / LOGISTICS



Jones Lang LaSalle Brokerage, Inc. RE license #01856260

Another project by:



THE LOCATION

- Southern California is the largest Mega Region in the U.S. with +25 M people reaching Los Angeles and Orange County
- Site reaches 4.5M people in San Diego County, the 6th largest county in the U.S.
- I-5 Freeway frontage, Southern California's #1 connection to San Diego and Los Angeles
- 7.1 M population within 60 minutes of site
- 5,000 new homes within 10 minutes of site: Rancho Mission Viejo
- 3.2 M homes within 60 minutes of site
- 265,000 cars per day frontage + signage on San Diego (I-5) Freeway



BUILDING #1 | ± 100,000 SF



ACRES GROSS

11.21



TOTAL SPACE AVAILABLE (SF)

101,508



FOOTPRINT (SF)

91,508



OFFICE (SF)

20,000/2-STORY



PARKING

114 120

CARS

TRAILERS



DOORS

31 DH 2 GL



30'

MINIMUM



BUILDING #2 | ± 20,000 SF

BUILDING #3 | ± 14,000 SF



Building #2

ACRES GROSS

2.38



TOTAL SPACE AVAILABLE (SF)

20,800



FOOTPRINT (SF)

20,800



OFFICE (SF)

1,500



WAREHOUSE (SF)

19,300



PARKING

61

CARS

2.93/1000

PARKING RATIO



DOORS

2 DH 4 GL



30'

MINIMUM

Building #3

ACRES GROSS

1.73

TOTAL SPACE AVAILABLE (SF)

14,000

FOOTPRINT (SF)

14,000

OFFICE (SF)

1,500

WAREHOUSE (SF)

12,500

PARKING

55

CARS

3.80/1000

PARKING RATIO

DOORS

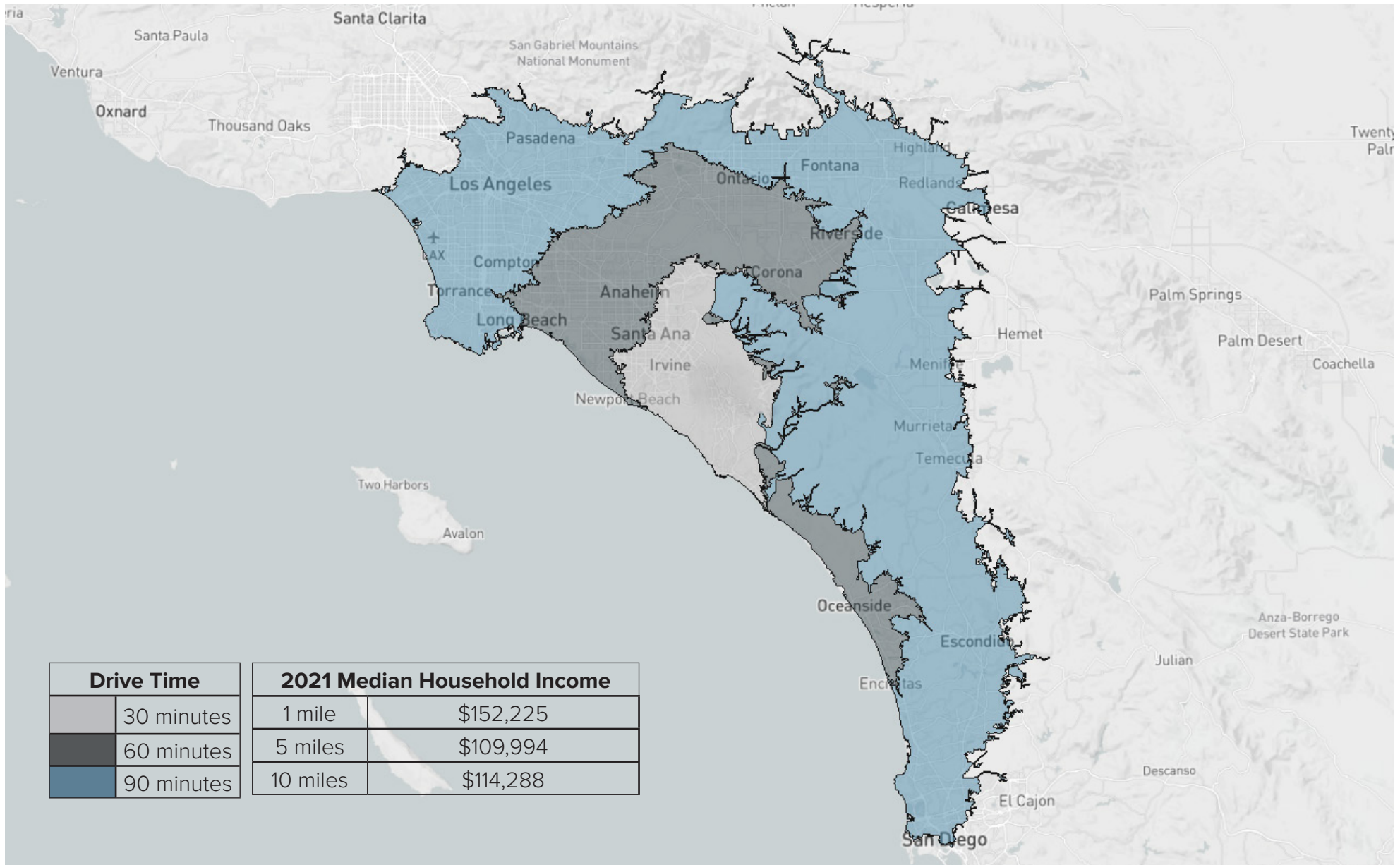
2 GL

24'

MINIMUM



DRIVE TIMES/HOUSEHOLD INCOME



ACCESS AT YOUR DOORSTEP

- 15.32-acre site
- Reach all of Southern California in less than a 2-hour delivery window
- 265,000 cars per day frontage
- Immediate I-5 freeway access at Junipero Serra Rd
- Immediate access to Laguna Niguel Metrolink Station

Drive times to:

- 1 hour LAX
- 1 hour San Diego Intl Airport
- 1 hour San Bernardino/Prime Air
- 50 min Port of Los Angeles
- 40 min Port of Long Beach
- 20 min SNA



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

Louis Tomaselli

Senior Managing Director
+1 949 885 2985
louis.tomaselli@am.jll.com
RE license #00904844

Kris Smith

Industrial, Distribution, eCommerce
+1 949 885 2973
kris.smith@am.jll.com
RE license #01073233

